

VESSEL TRAFFIC CENTER  
REQUIREMENTS

For

New Orleans

## **New Orleans, Louisiana Vessel Traffic Center Requirements**

### **Scope:**

The Coast Guard desires to lease office space (FY97 ) to convert to a Vessel Traffic Center (VTC) in support of the Ports and Waterway Safety System. The intent is to lease an open office "shell" and turn the facility over to the PAWSS System Integration Contractor (SIC) who will be responsible for the interior design, layout and outfitting. Upon completion of the design by the SIC, the Coast Guard will provide it to the Lessor who will be responsible for the build out.

### **Facility Requirements:**

(1) The Vessel Traffic Center (VTC) shall be located in the Central Business District of downtown New Orleans. The facility shall offer the best unobstructed view of Algiers Point. The viewing range of the river shall be inclusive from Gretna Harbor Traffic Light (MM96.6) to Governor Nicholls Harbor Traffic Light (MM94.2). Specifically an unobstructed view of the navigational area directly adjacent to Governor Nicholls Light. Both Governor Nick and Gretna are currently manned due to Marine Navigation Regulation which requires the Coast Guard to monitor river traffic during high water.

(2) The VTC will operate on a twenty-four hour basis with the available parking (employees and visitors) and security for working personnel. Five secured parking spaces including one handicap space are required within two blocks of the leased facility.

(3) Approximately 2600 net square feet "Class A" office space is required to include: an operations room, maintenance room, spare equipment storage areas, administrative, training room, kitchenette and office space etc. Approximately 3120 gross square feet should be leased initially for three years; with one year options for two more years before a long-term lease is negotiated. The three year lease would be AC&I funded.

(4) Access to the roof top space for antennas and associated equipment hut. The System Integrator shall be responsible for all specifications of antenna and hut. Approximately 100 square feet is needed. Roof space shall accommodate power requirements needed for equipment hut and Marine VHF-FM and GPS antennas (microwave and camera). The System Integrator shall integrate existing power sources to adapt to design requirements.

(5) Open office shell space is defined as contiguous space with non-load bearing inner walls for flexible layouts. The space layout shall be based on the System Integrator's Design.

(6) Easily accessible to the general public.

(7) Capacity for 10 DS1 data grade telephone lines.

(8) Capacity for 15 dial up telephone lines.

(9) The SIC design shall integrate VTC environmental control systems with the current facility HVAC system. The SIC shall be permitted to modify existing HVAC systems and fire suppression systems if needed.

(10) Emergency power will be needed. Capacity will be defined by the SIC.

(11) Access to restroom facilities (immediate area or near by existing restroom).

(12) Security procedures (at a minimum) shall comply with current building security.

(13) Permission and access to run conduit and cabling from the leased facility to the roof for the antennas.

(14) Scheduled removal of trash and janitorial services.

(15) Blueprints, as-built specifications, and improvements to the leased facility.

(16) Access to freight elevator.

**The VTC must be in compliance with the following Commercial Standards. The lessor and the government shall work together to assure that all building specification and requirements are met. This shall be accomplished during the market survey and inspection of building phase.**

**Building Requirements and Specifications:**

The leased facility must meet all building (structural), electrical/electronic, environmental and fire code regulations or shall be modified by the lessor to ensure compliance. The New Orleans VTC facility lease shall adhere to the following standards and specifications when applicable:

American National Standard Institute (ANSI) Standards

ANSI.C2, National Electrical Safety Code

Institute of Electrical and Electronics Engineers Inc. (IEEE) Standards:

National Fire Protection Association (NFPA) Standards

**Appendix A**  
**NOLA SPACE REQUIREMENTS**

| <u>SPACE DESCRIPTION</u>                   | <u>NOMINAL (SQ. FT)</u> |
|--|-------------------------|
| Operation Supervisor                       | 175                     |
| Watch Supervisors Office                   | 100                     |
| System Administrator Office                | 75                      |
| Document/Maintenance Library               | 150                     |
| Training Room/Visitor's Center             | 350                     |
| Training Room Console                      | 80                      |
| VTC OPS Room Watchstander Console Space    | 700                     |
| VTC OPS Room Supervisor's Console space    | 100                     |
| Equipment Room Basic Equipment             | 250                     |
| Maintenance Contractor/Spare Parts Storage | 200                     |
| Chart/Data Storage & Archives              | 150                     |
| Lounge/Galley                              | 200                     |